



91, 93, 95 & 97 WISH HILL, EASTBOURNE

OFFER IN EXCESS OF £800,000 FREEHOLD

Overview: Terrace of 4 Grade II listed flint cottages with flint out houses to the rear, communal gardens and land to the side.

A unique opportunity has arisen to secure these four attractive cottages located in the highly desirable and picturesque Willingdon Village, set under the South Downs on the outskirts of Eastbourne. These character homes include wooden beam ceilings, leaded light windows and each property has its own well proportioned flint out house to the rear set within attractive raised communal gardens. Some of the properties benefit from modern fitted shower rooms and re-fitted kitchens although additional improvements would enhance any investment. The plot also has land to one side however we recommend you seek further advice on any development plans due to the local conservation area and Grade II status of these properties which must be sold under one single transaction. Don't delay call The Exchange Property Services today on 01323 489560 to arrange an appointment to view.



GARDEN TO RIGHT HAND SIDE



LAND TO LEFT HAND SIDE

91 WISH HILL

End of Terrace, Lounge, Dining Room, 2 Bedrooms, Kitchen, Downstairs Shower Room, Detached Flint Out House:

93 WISH HILL:

Mid Terrace, Lounge, Kitchen/Diner, 2 Bedrooms, Kitchen, Shower Room, Semi Detached Flint Out House with WC:

95 WISH HILL:

Mid Terrace, Lounge, Dining Room, Kitchen, 2 Bedrooms, Bathroom, Semi Detached Flint Out House with WC:

97 WISH HILL:

End of Terrace, Lounge, Dining Room, Hallway, 2 Bedroom, Kitchen, Downstairs Bath & Shower Room, Separate WC, Detached Flint Out House:





FRONT OF NUMBER 91 WISH HILL

GROUND FLOOR

Stable door to:

Side Entrance Lobby:

Kitchen

3.06m (10'0") x 2.14m (7'0")

Window to side, Range of base units, cupboards & drawers, wooden worktops, butler style inset sink, part tiling to walls, tiled flooring, space for appliances, gas point, serving hatch to lounge:



Shower Room

Window to rear, shower cubical with wall mounted electric shower, low level WC, wall mounted wash hand basin, tiled walls, heated towel rail:



Dining Room

4.42m (14'6") x 2.48m (8'1")

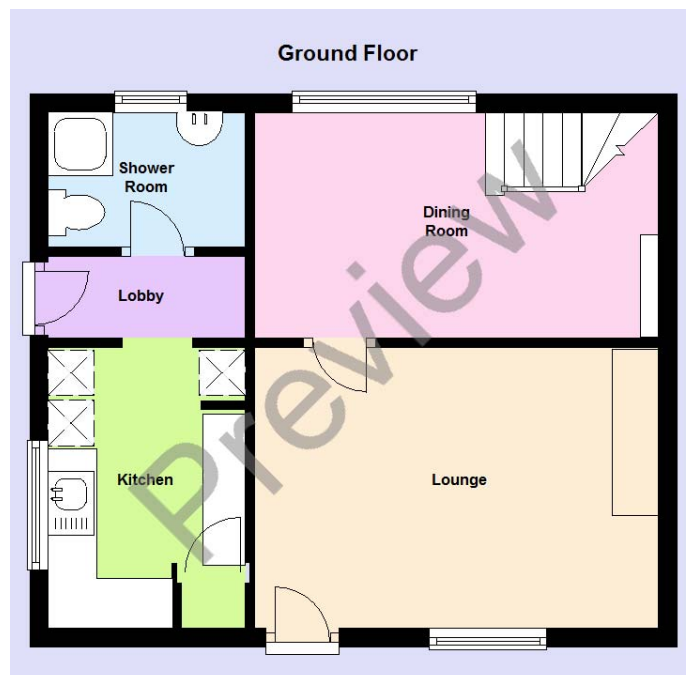
Windows to rear, stairs to first floor with alcove under, wall light points, radiator, wood beams to ceiling:



Lounge

4.44m (14'6") reducing to 3.93m (12'10") x 3.09m (10'1")

Leaded light window to front, feature fireplace, radiator, door to front, wood beams to ceiling:



FIRST FLOOR

Landing

Leaded light window to rear, Loft access:

Bedroom 1

4.45m (14'7") reducing to 4.12 (13'6") x 3.09m (10'1")

Leaded light window to front, radiator, wood beams to ceiling, wall mounted electric heater:

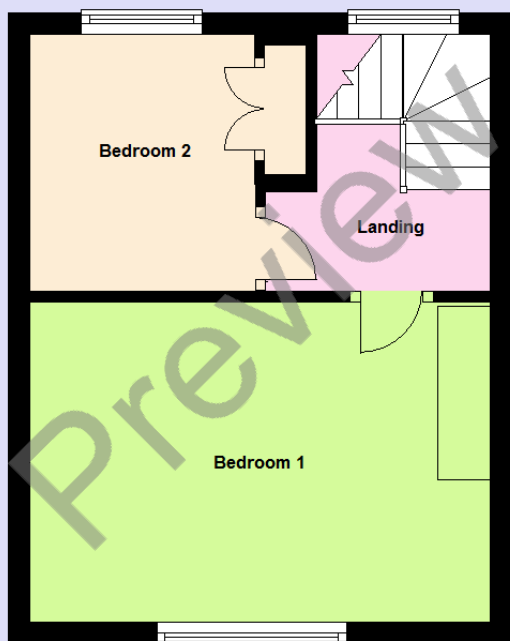


Bedroom 2

2.51m (8'2") x 2.16m (7'1")

Leaded light window to rear, built in wardrobe with cupboards over, radiator:

First Floor



Outside

Front Garden

Flint wall, lawn, shrubs

Rear Garden

Communal Gardens, Grounds & Paths

Detached Flint Out House

3.50m (11'5") x 2.49m (8'2")

Pitched roof, Loft Access, Window to sides, power points, lighting:





FRONT OF NUMBER 93 WISH HILL

GROUND FLOOR

Door to:

Entrance Lobby

Wooden Beams & Stripped flint wall:

Lounge

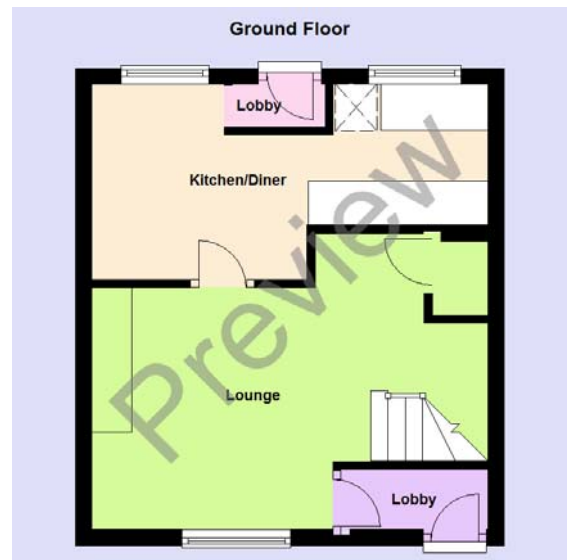
3.56m (11'8") max x 3.06m (10'0") plus alcove

Secondary glazed leaded light window to front, feature fireplace with inset wood burner, radiator, door to front, wood beams to ceiling, stairs to first floor with under stairs cupboard, telephone point:



Kitchen/Diner

5.01m (16'5") max x 2.48m (8'0") max
Part leaded light window to rear, Range of base units & drawers, laminate worktops, butler style inset sink, part tiling to walls, door to rear garden, wall mounted electric heater wood beams to ceiling:



FIRST FLOOR

Landing

Bedroom 1

3.96m (12'11") max x 3.11m (10'2")
Secondary Glazed Leaded light window to front, wall mounted electric heater, wood beams to ceiling, built in wardrobe, feature fire place:



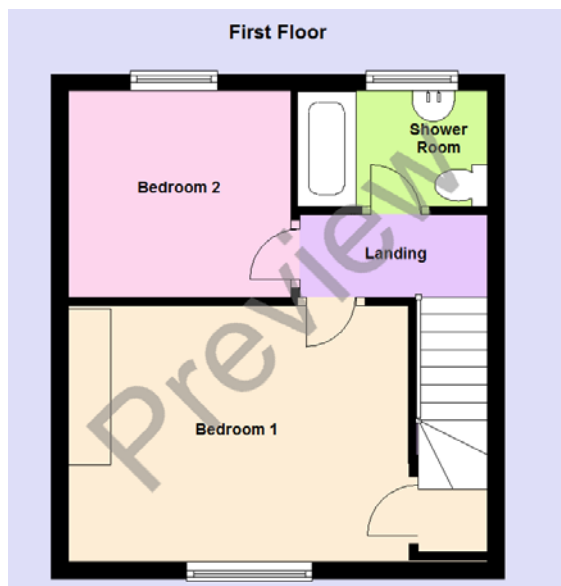
Bedroom 2

2.67m (8'9") x 2.47m (8'1")
Secondary glazed leaded light window to rear, loft access, wood beams to ceiling:



Shower Room

Window to rear, shower cubical with wall mounted electric shower, low level WC, wall mounted wash hand basin, tiled walls, extractor fan:



Outside

Front Garden

Flint wall, lawn, shrubs

Rear Garden

Communal Gardens, Grounds & Paths

Semi-Detached Flint Out House

3.48m (11'4") reducing to 2.30m (7'6") x 2.91m (9'6") reducing to 1.33m (4'4")
Pitched roof, storage space in rafters, windows to side & rear, power points, lighting

Cloakroom

Low Level WC, window to side:





FRONT OF NUMBER 95 WISH HILL

GROUND FLOOR

Door to:

Entrance Lobby

Stairs to first floor:

Lounge

4.04m (13'2") max reducing to 3.58m (11'8") x 3.09m (10'1")

Secondary glazed leaded light window to front, feature fireplace with inset gas heater, under stairs cupboard, wall light points:



Kitchen

2.50m (8'2") x 1.61m (5'3")

Window to rear, Base unit, cupboard & drawer, laminate worktops, stainless steel inset sink & drainer, part tiling to walls:



Dining Room

3.32m (10'0") max x 2.51m (8'2") max

Window to rear, wall mounted electric heater, door to rear garden, telephone point:



FIRST FLOOR

Landing

Loft Access

Bedroom 1

4.08m (13'4") reducing to 3.76m (12'4") x 3.07m (10'0")

Secondary Glazed Leaded light window to front, built in wardrobe, telephone point:



Bedroom 2

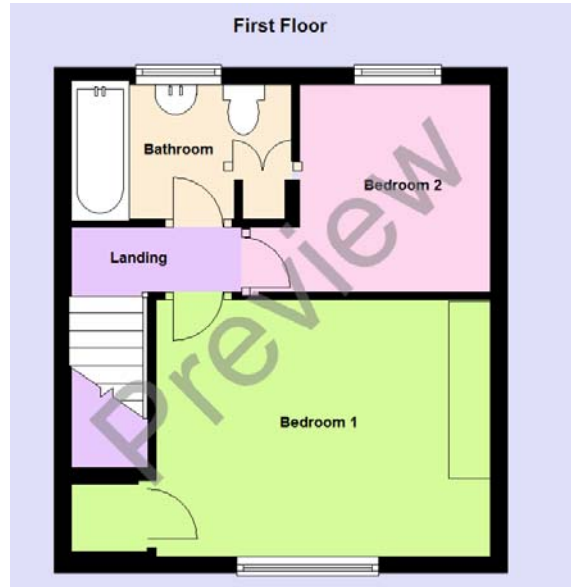
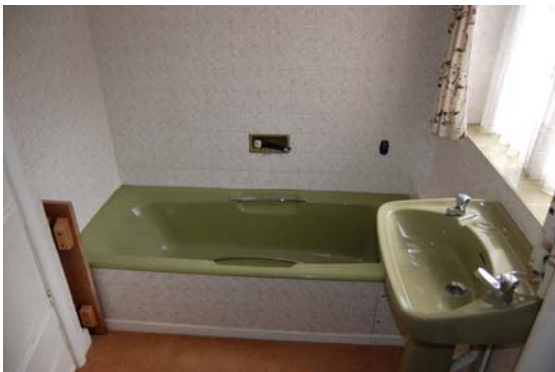
2.29m (7'6") x 2.50m (8'2")

Secondary glazed leaded light window to rear:



Bathroom

Window to rear, panelled bath with mixer spray unit & over bath shower, low level WC, pedestal wash hand basin, partly tiled walls, wall mounted electric heater, built in cupboard:



Outside

Front Garden

Flint wall, lawn, shrubs

Rear Garden

Communal Gardens, Grounds & Paths

Semi-Detached Flint Out House

3.48m (11'5") reducing to 2.29m (7'6") x 2.90m (9'6") reducing to 1.30m (4'3")

Pitched roof, storage space in rafters, windows to side & rear, power points, lighting

Cloakroom

Low Level WC, window to side:





FRONT OF NUMBER 97 WISH HILL

GROUND FLOOR

Entrance Lobby

Leaded light window to lounge:

Lounge

4.44m (14'6") x 3.07m (10'00") max
Leaded light window to front, feature fireplace with inset gas fire, radiator, wood beams to ceiling, wall light points:



Dining Room

2.78m (9'1") x 2.51m (8'2")

Leaded light windows to rear, wall light points, radiator, wood beams to ceiling, wooden flooring, feature fire place alcove:



Hallway

Stairs to first floor with alcove under

Kitchen

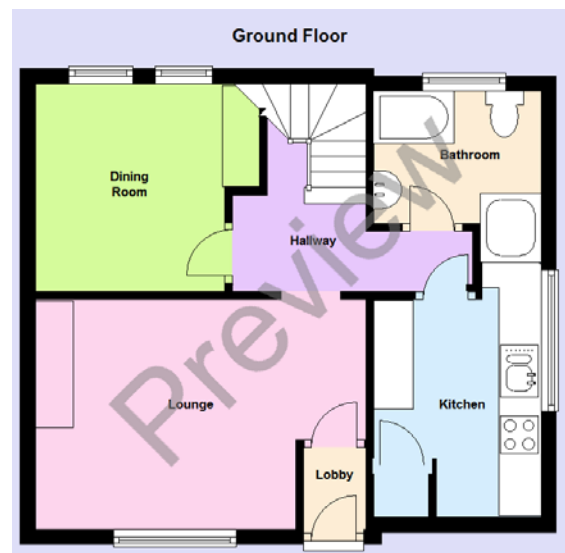
2.92m (9'6") x 2.22m (7'3")

Window to side, Range of base units, cupboards & drawers, laminate worktops, 1 & ½ bowl stainless steel inset sink & drainer, part tiling to walls, tiled flooring, fitted electric oven, inset gas hob with extractor hood, plumbing for washing machine, serving hatch to lounge, built in larder cupboard, cooker point:



Bath & Shower Room

Window to rear, shower cubical with wall mounted shower, low level WC, wall mounted wash hand basin, tiled walls, ¾ size panelled bath, tiled flooring:



FIRST FLOOR

Landing

Leaded light window to rear, Loft access:

Separate WC

Low level WC, wall mounted hand basin:

Bedroom 1

4.44m (14'6") max x 3.05m (10'0")
reducing to 2.67m (8'9")

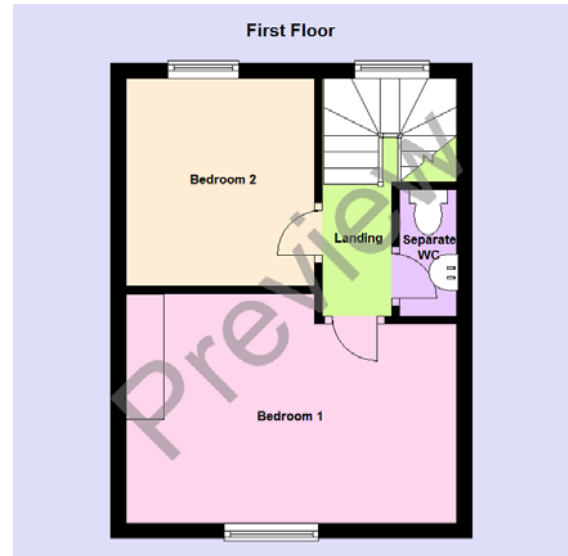
Leaded light window to front, wood
beams to ceiling, radiator:



Bedroom 2

2.78m (9'1") x 2.53m (8'3")

Leaded light window to rear, radiator,
wood beam to ceiling:



Outside

Front Garden

Flint wall, lawn, shrubs

Rear Garden

Communal Gardens, Grounds & Paths

Detached Flint Out House

3.20m (10'5") x 2.24m (7'4")

Pitched roof, Loft Access, Window to
sides, power points, lighting, plumbing for
washing machine, tiled flooring, wall
heater:



IMPORTANT INFORMATION: We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an Estate Agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor or licensed conveyancer to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor or conveyancer will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale. If you do not have a solicitor or conveyance we would be pleased to recommend one.

ADDITIONAL SERVICES (VISIT OUR WEBSITE FOR MORE INFORMATION) :

THE EXCHANGE PROPERTY SERVICES:

Thinking of selling? The Exchange Property Services offers huge savings on traditional Estate Agency fees with our popular fixed fees from just £360 inclusive of VAT or a traditional commission option payable on completion based on just 0.6% inclusive of VAT with a no sale, no fee guarantee. Make your property stand out at no extra cost; we use virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home. We don't believe in restrictive agency agreements so all of our agency agreements are on a multiple agency basis.

THE EXCHANGE LETTING & MANAGEMENT:

We offer a wide range of services for new or experienced landlords looking to let their property, including Let Only, Rent Collection or Full Management to suit your individual needs. Utilising our unrivalled marketing which includes virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to help let your property quickly combined with competitive fees & discounts available for portfolios.

THE EXCHANGE MORTGAGE SERVICES:

If you require a mortgage to purchase your new home, a buy to let investment, want more information on the government "Help to Buy Scheme" or if you decide not to move and are consider re-mortgaging "The Exchange Mortgage Services" can assist you with Professional Mortgage Advice offering advice and recommendation offering a comprehensive range of mortgages from across the market.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for this advice. The exact amount will depend on your circumstances but we estimate it will be £250 or 0.5% payable upon completion of your mortgage.

PERCY WYNDHAM COUNTRY & EXCLUSIVE HOMES:

If you're looking to sell or let a Country or Exclusive Home our "Percy Wyndham" brand specialises in selling or letting properties which require that extra attention to detail to present your property in the manner it deserves using virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home combined with competitive agency fees and agreements.

CONVEYANCING:

If you would like a no obligation conveyancing quotation we can provide you with a fixed fee quote from one of the UK's largest conveyancing firms who offer a competitive no move, no fee service with online case management and evening/weekend opening hours.

FOLLOW THE EXCHANGE ON SOCIAL MEDIA:



Follow us on Twitter
[@The_Exchange_uk](#)



Visit us on
facebook



Visit our
youtube
channel for
Video tours
of all our
properties

The Exchange

Property Services
Mortgage Services
Letting & Management Services
Conveyancing Services

www.theexchangeonline.co.uk

Tel: 01323 489560

Email: info@exchangegrouponline.co.uk